## WEATHER AFFECTS ALL TRADE LINES

Bankers Join Anvil Chorus and Wait Patiently for Blue Skies.

COLLECTIONS RATHER SLOW.

Delayed Crop Deliveries Cause of Short Settlements-Wholesalers Report Slow Business.

been quiet this week, with a better money supply, but with the demand slackening, doubtless due to the unpropitious weather. If unfavorable clicoming week, another uneventful week be anticipated. A feature of the week, however, was the visit to this city of Editor Edwards of the Coast Banker of San Francisco, who called on the local banks during his short

on the local banks during his short sojourn here, en route to Boston. Another feature in the personal line was the arrival of the new cashier of the National Copper bank from Ely, Nev., to assume his new duties here.

Henry Clews in his last circular letter says: "The question of high merchandise prices is still a vexed one. In January there was a moderate recession in merchandise values, 'Bradtreet's' figures showing a drop of 1.7 per cent, due partly to popular agitation against high costs of food and partly to the break in cotton. The true remedy for present high prices is a general increase of production, especially of food products and raw materials, of which the supplies generally are moderate, if not actually deficient. This country is pre-eminently in need of a great increase in agricultural products. Our farmers do not begin to turn out the product per acre that is done in Europe. In many cases their product could be doubled upon the present area by better and more scientific systems of agriculture. This is the only solution for the present problem of cheaper food. In all probability it will solve itself by natural means. The great profits which farmers are now making will immensely stimulate agricultural activity. Doubtless it will attract to the agricultural classes a higher order of intelligence and result in the one necessary thing of increasing the product per acre. By this method the farmer will not only maintain his present profits, but will at the same time considerably enlarge them; meanwhile giving the consumer the benefit of a larger and cheaper supply of food. Should the weather prove favorable during the coming season there is every reason to look for a large harvest; the one thing above everything else which the country needs to maintain the present course of prosperity."

HARDWARE. HARDWARE.

HARDWARE.

The hardware trade reports local conditions somewhat stationary on account of unpropilitous climatic conditions, although it is in excess of February of 1909. There is considerable speculative buying in builders' material, but there can be no rush expected until there is some approximation to settled weather. However, household sundries, such as kitches and table ware and utensils are in very fair demand. Collections are not what might be desired, particularly from points where it is reported large quantities of potatoes, and grain of last season's crops could not be moved because of the great depth of snow which is claimed to be the deepest in 40 years. Being unable to ship all of their products, farmers could not realize on them, and hence are necessarily slow in paying bills. The paint and glass section of the hardware trade is reported very satisfactory, and the saddlery part has nothing to compilain of. Sporting goods for tennis, baseball, croquet, golf, etc., are proving good sellers.

DRY GOODS.

DRY GOODS.

The wholesale dry goods trade reports being affected by the weather, which is something unusual for the wholesale trade to complain of as generally climatic conditions do not affect that branch of business. Then to this may be added the claims of manufacturers that present prices hardly cover the cost of manufacture, while buyers allege that these same prices are higher than trade conditions warrant. Fall prices are liable to be based on the supposition that cotton will bring higher prices later in the year. Local trade is fair, with no special features for the week Jobbers say that the general wholesale market is strained, with margin of profit too narrow in some lines, as on napped actions, printed and heavy brown goods. The duck market is irregular, with price concessions offered by small mills, the demand for fancy dress duck improving in some quarters. There has been a flurry in denims, owing to a price reduction by an eastern factory man. There has been close buying on colored fabrics, with business on a close margin of profit. Prints and bleached cotton goods are dull. Ginghams are in demand, retailers being desirous of washed fabrics to sell at popular prices. Phere are complaints of delayed deliveries, particularly in the west.

Fall ginghams have been selling well. Fine, plain cottons do not sell freely, and in the gray tend to lower quotations. Prices on many fancy cloths have now reached a point where some part of the product can not be handled by the wholesale trade. Roush effects in all kinds of fine cloths are wanted, and some fair orders have been received by first hands. The knit

## **EGGS**

Fresh stamped eggs furnished. Shipments made every other day. Fertile eggs, Leghorns, B. P. Hocks and Hamburgs.

Correspondence solicited. MUTUAL POULTRYMEN'S ASSOCIATION.

Mt. Pleasant,

goods status is mixed, with cotton ribbed underwear for fall well sold, though fleeces are dull. Fine guaze, lisle effects are called for in large quantities, also lightweight ribbed goods and balbriggans, and to some extent linen mesh. Low priced ladies' goods are scarce. There is more call for bleached and colored hosiery, and also for some fancy effects of a lace character. Spring silks are seiling steadily, though there is a tendency to curtailment which may make late spring and summer shipments difficult to secure. Linen prices have been marked up, with a further rise promised.

The retail dry goods trade is not in a cheerful frame of mind this week, on account of the weather which appears to have given the business a setback. At the same time, there has been a fair trading, though by no means what had been hoped for. Then it is between seasons, a time when there is naturally little doing. However, a feature is the introduction into this market of certain lines of Shantung and Foulard silks which are spot proof from water.

#### **BUSINESS NOTES**

are generally stiff at the figures named below. There has been a strong inquiry for bonds of various classes, esregular semi-annual interest on which is payable March 1. Contracts for the spring planting in all of the sugar

Amalgamated Sugar pfd. . \$100.00
Amalgamated Sugar Co., com. . 193.00
Con. Wagon & Machine Co. . . 126.50
Continental National bank . 137.00
Continental Life Insurance . 97.00
Deseret National bank . 200.00
Deseret Savings bank . 765.00
First National bank, Ogden . 325.09
First National bank, Murray . 140.00 BONDS (add accrued interest).

BONDS (and action 198,00 Sumpter Valley railroad 100,00 Utah Light & Railway Co 85.00 Utah County Light & Power Co 100.70 Utah Sugar Co 103.25

### REAL ESTATE and BUILDING

Owing principally to the continued inclement state of the weather, and it is generally admitted that unpleasant weather conditions have a tremendous depressing effect upon business in general, dealing in real estate for the week just ended has been quiet at all the offices. A disturbing element of this nature works most unfavorably with the small transfers, and does not so much stand in the way of the consummation of the bigger transactions. Accordingly several deals of importance have come to a head this week in spite of the retarding weather. Notable among them are the \$49,000 purchase of J. K. Mullen: the \$35,000 Western Packing company lease; the C. S. Martin Coal company large purchase and the Sharman Auto company investment in a site for an auto factory. Building operations throughout the business and resident sections of the city have continued with little interruption, outside work having been suspended only for a day or two on account of the snowstorms, while the Interior work went steadily on Everybody is hoping for the early advent of spring, when a brisk business will be ushered in, and probably continue well into the heated term of summer.

The neighborhood surrounding the intersection of State street and First. depressing effect upon business in gen-

ushered in, and probably continue well into the heated term of summer.

The neighborhood surrounding the intersection of State street and First South is fast becoming the heart of the automobile business of the city, and when the headquarters now planned for that vicinity are opened it might well be named "Garage Place." Even now the garages are clustered all around there thick as bees, and in a few months three more large garages will be opened up within a stone's throw of that corner. Then the blg garage just south of the Independent telephone building will be open for business; the new Wagner building at 144 east First South will be the home of the Raymond-Bracken Auto company. Just east of it is being erected the Sharman Auto company's new home, and across the street to the north, the Crane company will be converted into another commodious garage. This will make seven of the largest garages in the city within a few rods of the corner of State and First South. W. J. Horne and F. L. Moyle are erecting the large auto barn on the same block and same side of the street east of the police station. It will be 45 by 145 feet, one story and basement. The building will cost upwards of \$15,000. It will be occupied by the Sharman people. Just west of this the Wagners are completing a \$10,000 garage for the Raymond-Bracken Auto company. Still further east on First South, between Second and Third East, the White-Steamer company has just purchased ground, and will erect a 75x132 foot factory, costing \$50,000, for the manufacture of various parts for autos, giving this vicinity practically the auto business of the city.

Filings of instruments in the recorder's office show that the recent visit

LUMBER.

The lumber trade reports a general condition of quietude. The weather in the northwest is unfavorable for out of door operations there as here—perhaps a little more so, as there is considerably more snow there than here. Then unfavorable strike conditions still obtain on the railroads in the northwest, and cars are hard to get on the Hill lines. Prices remain unchanged, remaining at a range not likely to be disturbed immediately. The retail yards are not doing much, for climatically obvious reasons. The eement trade is all that can be desired, the new mill in the north sending out a steady product which is quickly absorbed by the trade.

DRY GOODS.

of the city.

Filings of instruments in the record-cris office show that the recent visit here of J. K. Mullen, the millionaire flour mill man of Denver, is bearing fruit. Deeds conveying property as gregating \$49,000 were recorded Thursday, all the land in one block, giving the Mullen interests 30 rods on Fifth South, 10 rode deep, and five rods on Fourth west. This proporty was purchased from W. B. Martin, John Acomb, Jr., Hyrum H. Evans and A. H. Vogler. This is one of the biggest buys that has taken place here for sometime. It is understood Mr. Mullen's intentions are to erect on this property, a large modern flour mill, elevators and warehouses.

DRY GOODS.

D. W. Adamson, manager of the Real D. W. Adamson, manager of the Real Estate exchange, who has just returned from an extended business trip through the east, reports that in the real estate line, Sait Lake offers greater inducements than any of the eastern cities, and he includes Chicago, Philadelphia and New York in the number. He says he found considerable interest manifested by eastern people in Utah, and especially in Sait Lake realty. Irrigated lands and business property seem to demand most of their attention. It is the intention of the Real Estate exchange to do considerable Estate exchange to do considerable extensive building in suburban cottages this summer.

The Van Dyke Drug company, lessees of the old Clift house, corner Third South and Main, and the Sanders Floral company, are preparing to move next week to the Swan building half a block to the west, while the drug company expends \$10,000 in improving and enlarging the Clift corner. The improvements to this corner will consist of installing large, modern blate glass windows in the east and south of the building; an up-to-date handsome modern front with steel pillars, and the dimensions of the structure will be considerably extended. An entirely new building will be erected just north of the Clift block by the United Clgars company, who recently secured a long lease on this valuable Main street frontage. . . .

Cannon & Cannon have had a fair week with sales as follows: Hill Crest sales, 2 lots to Elizabeth Fahrin; 2 lots to Daniel Mannix, 2 lots to Willey Benge; 2 lots in Forest Dale to Charles Madsen, Jr.; 4-room house to John Lugenbuhl for \$1,800, and a 5-room house to Nellie Ellefsen, \$2,150.

The new Groshell building, 255-7 south State, will be ready for occupancy in a short time.

The front and a great deal of the interior work have been finished on the five-story Felt building adjoining the Boston block on the north, and now the large plate glass windows are being installed on the ground floor store rooms of the structure.

The exterior work on the new Com-

The exterior work on the new Commercial club building on Exchange place east of the Newhouse sky-scraper is almost completed. There is nothing in the city resembling it in any way. It is in a class by itself, in its style of architecture and design, and

no doubt will remain so for many

The Covey apartments, 231 east South Temple, seven stories, one of the largest and most modern structures of the kind in Salt Lake, are now completely covered in and the work on the interior well under way.

The site of Hotel Utah is now a laby-rinth of steel uprights and crosspieces

The work on the large addition being built on the east of the Z. C. M. I., giving that mammoth store a valuable frontage on South Temple east of the Templeton building, is being pushed along rapidly. The steel is all riveted together, and now the intervening material is being filled in.

On March 1 the Salt Lake Real Estate & Title company will move its office from 50 Main street to the Atlas block, where it will occupy a part of the John Weir offices.

The Wagner Brewing company is

The Wagner Brewing company is erecting a two-story brick building, 30 by 100 feet, at 144 east First South street. The ground floor will be used for a garage, and the upper part for a rooming house. It will cost about \$10.000.

The new Moyle garage building at 127 South State street, adjoining the Utah Independent telephone building on the south, has the steel up to the fourth story in front. The structure will spread out over a large tract of valuable ground, giving a wide frontage on State strete.

The recent purchase of a quarter of a block on Fitth South and Fourth West by the C. S. Martin Coal company, with its contemplated improvements, amounting in all to an investment of \$50,000, has given real estate in the neighborhood of the handsome new Rio Grande depot a big boost. This is not far from the block mentioned in last week's News, Second South and Third West, where Browning, Eccles, the Cranes and others are putting something like \$500,000 into improvements.

This week, the A. Richter real estate office negotiated one of the most important leases that has been consum-

mated in Sait Lake for some time. This was a tract of ground leased by Albert Burt and James Burt to the Western Packing company, located on Third South, between Third and Fourth West, the consideration being \$35,000 for a term of 25 years. The Western Packing Co. will proceed to at once erect a big modern cold storage plant and warehouse on this ground to cost between \$35,000 and \$40,000, counting the building and equipment. The plant will give employment to quite a force of men. Meats will be smoked and otherwise cured here, and Sait Lake will be made a distributing point for the intermountain country for a radius of many hundreds of miles.

A modern new front has just been finished on the store at 20 east First South street, handsome plate glass having been installed.

The old shack that has for years occupied valuable space at 20 east First South, immediately east of the Hooper block, is being demolished. A modern two-story brick will take its place.

John Dorius is just completing a beautiful modern four-story modern flat on the corner of First avenue and H street. It embraces 56 rooms, or 12 apartments, and will be called the "Dorius." The cost of building and grounds will reach \$50,000. The ground is 4½ by 6 rods. It is constructed of built brick, trimmed with fire brick and red sandatone, which, together with its architectural beauty, gives the Dorius a very attractive appearance. It has one of the most modern heating plants in the city, the engine and furnace room being separated from the main building. In the erection of this flat, Mr. Dorius has made it a point to make each separate suite of rooms large and commodious, at the same time as much apart to itself as it is possible to be done in such a building. The bathrooms are large and beautifully tiled; the halls are unusually large and airy, and even the closers are made much roomier than is customary in such structures. Even before the place is entirely completed, the tenants are beginning to take up quarters there, many of which were spoken for months ago.

The tenants occupying the old buildings near Main and Third South, north John Dorius is just completing a beau-

WORK STARTS ON SITE OF NEWHOUSE THEATER

W. H. Kilpatrick, a Kansas railroad contractor, this week purchased from W. R. Wycoff, for a consideration of \$12,600, 42 by 166 feet on Third South, between First and Second West streets. The ground faces north. The new owner expects to erect a modern three-story store and hotel in early spring. Mr. Kilpatrick has every faith in Salt Lake's future, and is glad of an opportunity to show this in a substantial way.

One of the most interesting facts about building conditions in Salt Lake is the manner in which new structures are erected even in the heart of winter and seemingly without the slightest difficulty. Only the severest weather can put a stop to operations here. This is brought out especially by a visit to Federal Heights, where the new home for G. B. Lockhart is now well under way and will be ready for roofing-in in a day or two. By taking advantage of the occasional warm spells, forms for the occasional warm spells, forms for the concrete foundation were placed and with the break in the weather at the beginning of the week the concrete work was rushed with a large force of men and completed in two days. The brick work of the first story is now practically complete and just as soon as the structure is closed in, work will proceed rapidly so that the new building will be ready for occupancy by early summer. The structure, which is designed by W. H. Lepper, architect, is to be one-story-and-a-haif in height, of red brick with buff trimmings. It will cost about \$5,000. Facing north on Perry avenue, almost directly opposite the home of George Y. Wallace, it promises to be one of the most attractive homes in the new addition.

Burt and Carlquist report sales of real estate during the last few days aggregating \$40,000. These sales include a fruit farm near Murray, which was sold for \$3,000, while most of the other sales were residence property. The following are reported by this company for the week: House to James H. Kirk on south Second West for \$4,500; house on Snow avenue, to I. W. Fletcher, from N. E. Andrus, \$2,750; house on Blaine avenue, from the Deseret Mutual Investment Co., to N. R. Norris for \$2,550; a farm of 95 acres east of Murray for \$9,000; this place has 40 acres of 6 and 7-year-old

fruit trees, comprising peach, apple, cherry, apricot trees, sold to the Coperative Investment Co., house on East Milton avenue, near Eleventh East, for \$1,450, to John H. Bohn, two houses on McClelland street for \$2,190 each, house on Eighth South near West Temple, from Burt & Carlquist to Emma Mathis, for \$3,550. Also a large deal which they expect to close today,

The Utah Idaho Investment company, being compelled to seek larger quarters, will move its offices the coming week from 212 Main to the Brooks Arcade. W. Eccles Baird the manager left today for Oregon on a large real estate deal.

#### REAL ESTATE TRANSFERS.

Add.
John Murphy to M. A. Murphy, lots 34, 25, and 36, block 2, La Veta Place Add by the Add by the

W. L. N. Allen and wife to Ernest
W. L. N. Allen and wife to Ernest
J. Evans, part of lot 12, block 17.
5-acre A
Williard C. Burgon and wife to Eliza
M. Wood, lots 1, 2, 3 and 4, Alta
Place Sub.
B. & M. Investment company to
Glen R. Bothwell, part of lot 28,
block 1, Blair & Curtis subdivision

William H. Martin and wife to J.
K. Mullen, part of lot 5, block 29, plat A.
John Acomb. Jr., and wife to J.
K. Mullen, part of lot 6, block 29, plat A.
Mary A. Rothisberger to Jared
Nordgren, lot 8, part of lot 7, block 20, Forest Dale
Jared Nordgren to Hiram Mulcock, lot 6, part of lot 7, block 20, Forest Dale
Address of Johnson and wife to Link Sav. & Trust Co., part of lot 2, block 29, plat
Link Sav. & Trust Co., part of lot 2, block 29, plat
Ledward W. Hunter and wife to Jesse Knapp, part of lot 1, block 3, Edward's Sub.
The Emporium Co. to P. S. Witcher, part of section 18, township 2 south range 1 east
George Romney & Sons Co. to Walter A.
John Edwards and wife to Lorenzo

vision

Elizabeth B. Whoelock to Glen R.
Bothwell, part of section 32,
township 2 south, range 1 west

E. B. Wicks to John G. Pearson, part of lot 16, block 22, 10acre plat A.

James Metcalf, Jr., and wife to H.

C. Healy, lots 50 and 51 block 2.

Ann M. Cannon to Ashton-Jenkins company, lots 2 and 3, block 5, East Park subdivision

Center

Murray

Draper

Holiday

Granger

Hunter

Mill Creek

Mammoth

Woods Cross

Union

Taylorsville

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